107.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	858,500 / 858,500
					USE VALUE:	858,500 / 858,500
					ASSESSED:	858,500 / 858,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		LANTERN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAC MILLAN DANIEL A
Owner 2:	MAC MILLAN JANICE M
Owner 3:	
Street 1:	46 LANTERN LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .239 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 2435 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10406.000	345,500	500	512,500	858,500
Total Card	0.239	345,500	500	512,500	858,500
Total Parcel	0.239	345,500	500	512,500	858,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.54 /Parcel: 352.54

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	345,500	500	10,406.	512,500	858,500		Year end	12/23/2021
2021	101	FV	333,300	500	10,406.	512,500	846,300		Year End Roll	12/10/2020
2020	101	FV	333,300	500	10,406.	512,500	846,300	846,300	Year End Roll	12/18/2019
2019	101	FV	255,500	500	10,406.	512,500	768,500	768,500	Year End Roll	1/3/2019
2018	101	FV	255,500	500	10,406.	439,300	695,300	695,300	Year End Roll	12/20/2017
2017	101	FV	255,500	500	10,406.	410,000	666,000	666,000	Year End Roll	1/3/2017
2016	101	FV	255,500	500	10,406.	351,400	607,400	607,400	Year End	1/4/2016
2015	101	FV	254,300	500	10,406.	314,800	569,600	569,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8409

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IANNELLI ROSE T	1193-108		9/6/1998		335,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/3/1995	147	Manual	2,000					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	MEAS&NOTICE	CC	Chris C
6/1/2009	Measured	189	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Entry Denied	243	PATRIOT
8/28/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct: 68303

GIS Ref:

GIS Ref:

Insp Date: 08/30/18

!8409!

PRINT

Date	Time
12/30/21	07:16:58

LAST REV

Date	Time
10/03/19	16:44:43
mmcmakin	

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	68303
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10406		Sq. Ft.	Site		0	70.	0.70	4									512,524						512,500	

Total AC/HA:	0.23889	Total SF/SM:	10406	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	512,524	Spl Credit		Total:	512,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	4 - FirePf-Steel		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.32135546
Const Adj.:	1.04989493
Adj $ / SQ:	138.728
Other Features:	123500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424469
Depreciation:	78951
Depreciated Total:	345518

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

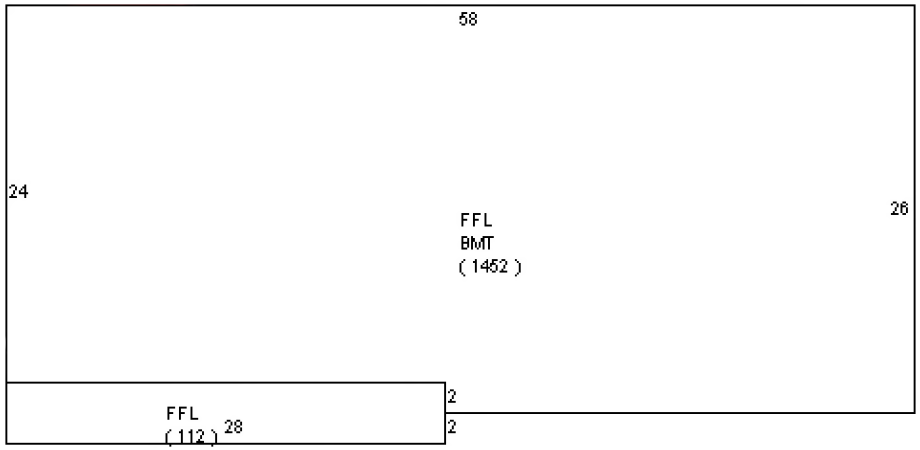
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	138.73
Special Features:	0	Val/Su Net:	114.56
Final Total:	345500	Val/Su SzAd	220.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,564	138.730	216,971
BMT	Basement	1,452	57.850	83,998
	Net Sketched Area:	3,016	Total:	300,969
Size Ad	1564	Gross Area	3016	FinArea 2435

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 107.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X15	A	AV	1960	4.04	T	40.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:	Total: 500

IMAGE

AssessPro Patriot Properties, Inc